KOA Kampgrounds of America, Inc.

ESTIMATED Construction and Development Cost
for a new KOA Kampground

Following is our estimate of what your cost might be to develop a 100 site operational campground (excluding working capital, land, living quarters, utilities to site, impact and tap fees, waste water treatment, store inventory and a water well if required):

1. **KOA Main Service Building** $172,325
   Assumes approximately 10% owners labor. Includes laundry, rest rooms, store, game room, plumbing, electrical, heating, slab and foundation and miscellaneous labor and materials.

2. **Site Costs:** $171,000
   Includes gravel roads and pads, electrical, water, sewer, landscaping and miscellaneous equipment.

3. **Other Buildings:** . . . . . $ 59,500
   Includes five Kamping Kabins, a Kamping Kitchen and labor.

4. **Other Costs:**
   Franchise Fees . . . . . $ 20,000
   Engineering and Permits . . . . . $ 12,000

TOTAL **$434,825**

Optional Facilities:
Storage building and labor. . . . . $ 9,500
Pool, fence, deck, pool house and labor . . . . . $ 39,500

TOTAL **$483,825**

(See Other Side)

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Our cost estimates are predicated on the following site mix:

20 Sewer and electric campsites
20 Water and electric campsites
5 Kamping Kabin sites
25 Tent Sites
30 Defined Overlfow Sites

All new KOA Kampgrounds have the following minimum camper facilities:

5 Kamping Kabins
1 Kamping Kitchen
1 Main Service Building

All facilities must be of standard KOA design and must be purchased from a KOA approved supplier. Living quarters must be located on or adjacent to the campground.

Note: Above figures are in U.S. dollars

DISCLAIMER

Since so many variables exist, KOA had to make many assumptions especially where outside labor, road and site preparation, engineering costs and individual state requirements are concerned. Overall, based on our assumptions, we feel our estimated costs are realistic, but **DO CAUTION YOU TO MAKE YOUR OWN DETERMINATION.**

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